

# BRIGHTON VILLAGE SHOPPES

1231 ERBS QUARRY RD | LITITZ, PA | 17543

±8,000 VPD

±742-1,773 SF  
AVAILABLE FOR LEASE



CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



**SUITE 1183-1**  
**1,666 SF**



**SUITE 1183-3**  
**920 SF**



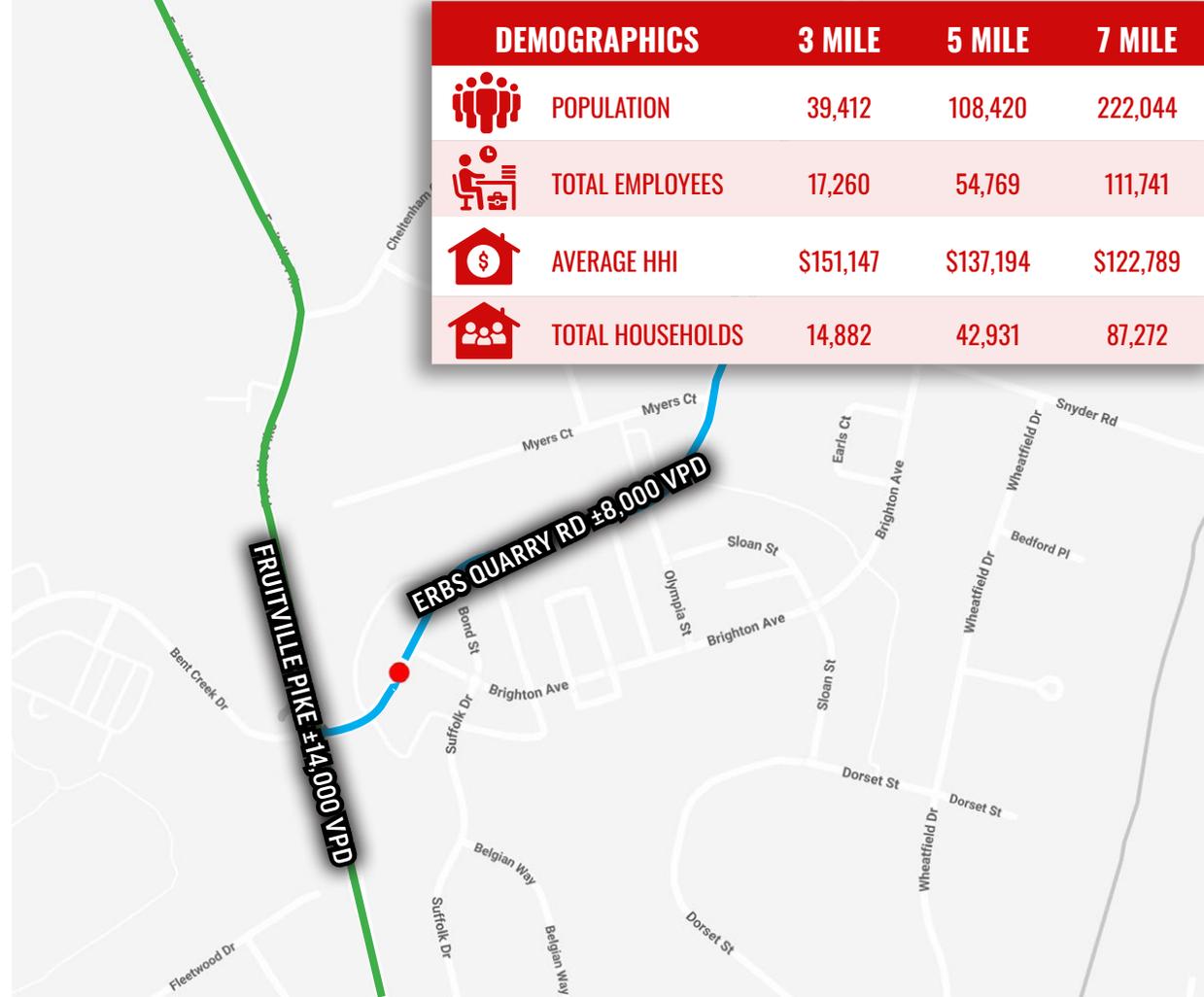
**SUITE 1170-5**  
**1,773 SF**

# PROPERTY OVERVIEW

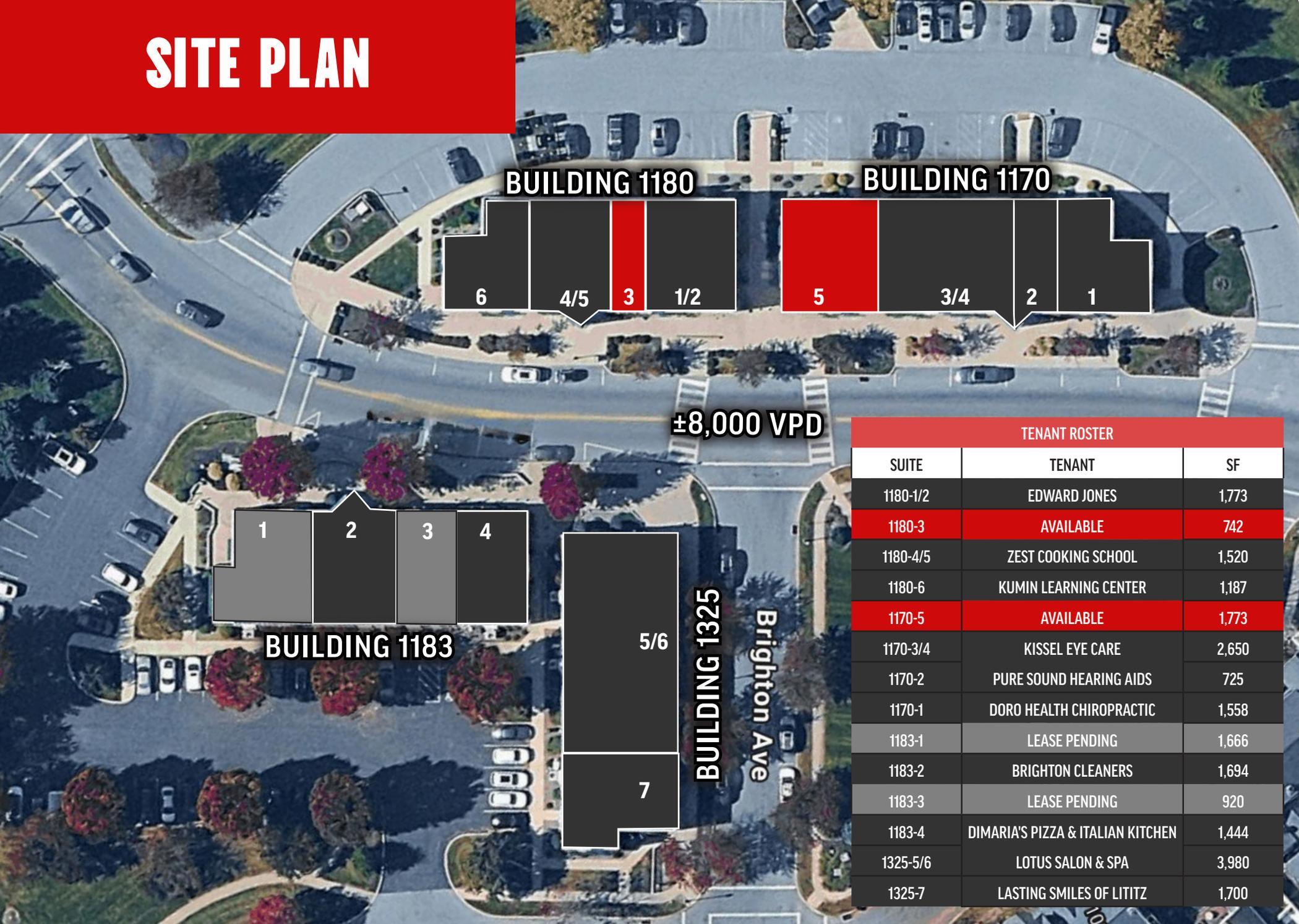
Village Shoppes at Brighton is a well-positioned neighborhood retail center located in Manheim Township, Lititz, PA, at the fully signalized intersection of Fruitville Pike and Erbs Quarry Road. The property sits directly across from the main entrance to Bent Creek Country Club, a gated golf and residential community featuring one of the region's premier championship golf courses.

The center is surrounded by several of the area's most desirable residential developments, including Stonehenge and The Farm at Quarry Road, and was designed as a traditional village-style neighborhood center with a pedestrian-friendly layout. The property consists of four service- and retail-oriented buildings, with available space suitable for a full-service salon, medical or professional office use, plastic surgery practice, and other complementary uses. Space can be subdivided to accommodate a range of tenants.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	39,412	108,420	222,044
TOTAL EMPLOYEES	17,260	54,769	111,741
AVERAGE HHI	\$151,147	\$137,194	\$122,789
TOTAL HOUSEHOLDS	14,882	42,931	87,272



# SITE PLAN



**BUILDING 1180**

**BUILDING 1170**

**±8,000 VPD**

**TENANT ROSTER**

SUITE	TENANT	SF
1180-1/2	EDWARD JONES	1,773
1180-3	AVAILABLE	742
1180-4/5	ZEST COOKING SCHOOL	1,520
1180-6	KUMIN LEARNING CENTER	1,187
1170-5	AVAILABLE	1,773
1170-3/4	KISSEL EYE CARE	2,650
1170-2	PURE SOUND HEARING AIDS	725
1170-1	DORO HEALTH CHIROPRACTIC	1,558
1183-1	LEASE PENDING	1,666
1183-2	BRIGHTON CLEANERS	1,694
1183-3	LEASE PENDING	920
1183-4	DIMARIA'S PIZZA & ITALIAN KITCHEN	1,444
1325-5/6	LOTUS SALON & SPA	3,980
1325-7	LASTING SMILES OF LITITZ	1,700



**CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# MARKET AERIAL



**SITE**

Bent Creek Country Club

U-GRO LEARNING CENTRES

Reidenbaugh Elementary School  
495 Students

SHOPPES AT KISSEL VILLAGE  
Target, Pizza Hut, Starbucks, CVS pharmacy, holiday hair, verizon, GIANT FINE WINE & GOOD SPIRITS

TROLLEY CENTER SHOPPING MALL  
Auto Zone, T Mobile, Speedway

weis

DUNKIN'

WELLS FARGO

ISAAC'S

PNC BANK

BURGER KING

TACO BELL

M MEMBERS 5

Santander

Starbucks

McDonald's

The UPS Store

Rita's

PAPA JOHN'S

Stauffers OF KISSEL HILL

Wendy's

Fulton Bank LISTENING IS JUST THE BEGINNING.

Lancaster Airport

WELLSPAN HEALTH

SHEETZ

THE SHOPPES AT BLOOMFIELD VILLAGE  
tropicalCafe, H&R BLOCK, SUBWAY

Warwick High School  
1,367 Students

Lititz Elementary School  
456 Students

Lititz Waste Water Treatment Plant

Hendrick's Flower Shop

Lititz Public Library

Kissel Hill Elementary School  
552 Students

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### CALE BRUSO

CBruso@bennettwilliams.com



### BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



### CHAD STINE

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



# About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

